

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 12
Meeting Date: 06/07/01

SUBJECT: HAYDEN COVE TOWNHOMES #SPD-2001.48

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is a request for Hayden Cove Townhomes for a Final Planned Area Development (PAD) located at 1930 East Hayden Lane.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **HAYDEN COVE TOWNHOMES** (Mark Hardy, Marlor Homes, Property Owner) for a Final PAD for 26 town homes on 2.2 net acres located at 1930 East Hyden Lane. The following is requested from the City of Tempe: (CC010045)

#SPD-2001.48 A Final Planned Area Development for 26 town homes on 2.2 net acres.

Document Name: 20010607devsrh01

Supporting Documents: Yes

SUMMARY: On December 14, 2000, City Council approved a zoning change from R-3 to R1-PAD, a Preliminary PAD for 26 town homes, and a Final Subdivision Plat for 26 lots and one tract on 2.2. net acres. This request is now for the Final PAD for those 26 town homes. This proposal is located within the Apache Boulevard Redevelopment Project Area and is consistent with the Apache Boulevard Redevelopment Plan and with previously Council approved Preliminary PAD (#SPD-2000.66). Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval
Public – None required

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments
 4. Reasons for Approval / Conditions of Approval
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- A. Location Map
 - B. Final P.A.D.
 - C. Floor Plan / Elevations
 - D. Conceptual Landscape Plan
 - E. Letter of Explanation/Intent

HISTORY & FACTS:

<u>September 27, 1979.</u>	Board of Adjustment approved the variances requested by Al Stevens for the following variances at 1946 – 1948 East Hayden Lane, in the R-3 Multi-Family Residence Limited District. <ul style="list-style-type: none">a. Variance to reduce the required front yard setback from 25 feet to a minimum of 6 feet for 6 buildings;b. Variance to reduce the required 30 foot separation (courtyards) between a two story building to 17 feet;c. Variance to permit parking and maneuvering area in the required front yard setback.
<u>November 29, 1979.</u>	City Council approved the site plan for the Jack Lyons Apartments (Galleon Cove).
<u>June 10, 1980.</u>	Planning Commission recommended approval of the 48 unit project subject to conditions.
<u>June 4, 1981.</u>	Galleon Cove Condominiums recorded the site plan and floor plans for 48, 2 bedroom units on 2.46 acres with variances.
<u>April 16, 1986.</u>	Design Review Board continued the request for building elevations, and landscape plans, for Galleon Cove Condominiums.
<u>October 24, 2000.</u>	Planning Commission approved the zoning change from R-3 to R1-PAD by a 7-0 vote and the Preliminary P.A.D. and Final Subdivision Plat by a 6-1 vote.
<u>December 14, 2000.</u>	City Council approved the request for a zoning change from R-3 to R1-PAD and the Preliminary P.A.D. and Final Subdivision Plat for the development of 26 townhomes.

DESCRIPTION: Owner – Marlbor Homes, Mark Hardy
Applicant – Mark Hardy
Architect – Saber Design Group
Engineer – Landmark Engineering, Inc.
Existing zoning – R1-PAD
Total site area – 2.2 net acres
Number of units/lots proposed – 26
Number of tracts proposed – 1
Density proposed – 11.8 du/acre
Total bldg. area – 30,914 s.f.
Landscaping – 50.5%

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The applicant is requesting a Final Planned Area Development for a 26 unit, "owner-occupied," two- story townhouse project on Hayden Lane approximately half a mile east of McClintock Drive and south of University Drive. This proposal is located in the Apache Boulevard Redevelopment Project Area and appears to be consistent with the Apache Boulevard Redevelopment Plan and also with the General Plan 2020 Land Use Guidelines.

This proposed project located in the northern sector of the City will provide in-fill residential and should enhance the existing neighborhood. The project will provide new individual ownership opportunities for various types of buyers in the market place.

The 26 townhouse units have been designed to provide two and three bedroom two-story plans, ranging from 1,214 to 1,497 square feet. Four basic floor plans with three different elevation styles will be offered. Each lot has been designed so that any floor plan can fit on any lot. All of the homes will have its own private backyard and each unit will incorporate formal entryways, living and dining areas, kitchens, laundry facilities in the garage, two full baths upstairs, powder room downstairs and covered patios. The exterior elevations of the homes will be of a Sante Fe style architecture incorporating distinctive colors and roof tiles.

Staff believes the project as designed will help meet Tempe's goal of promoting new housing stock while providing a viable inventory of housing that meets the needs and life-styles of the city's varied population. As designed, the project has an acceptable lot arrangement and street pattern and will provide an enhancement to this area of the City. Staff is in support of the applicant's request, subject to attached conditions and public is not required.

**REASON(S) FOR
APPROVAL:**

1. The proposed project will provide new individual ownership residential opportunities for this sector of the City.
2. The proposed Final PAD appears to provide a quality project in the community, which will ensure security and long term value.

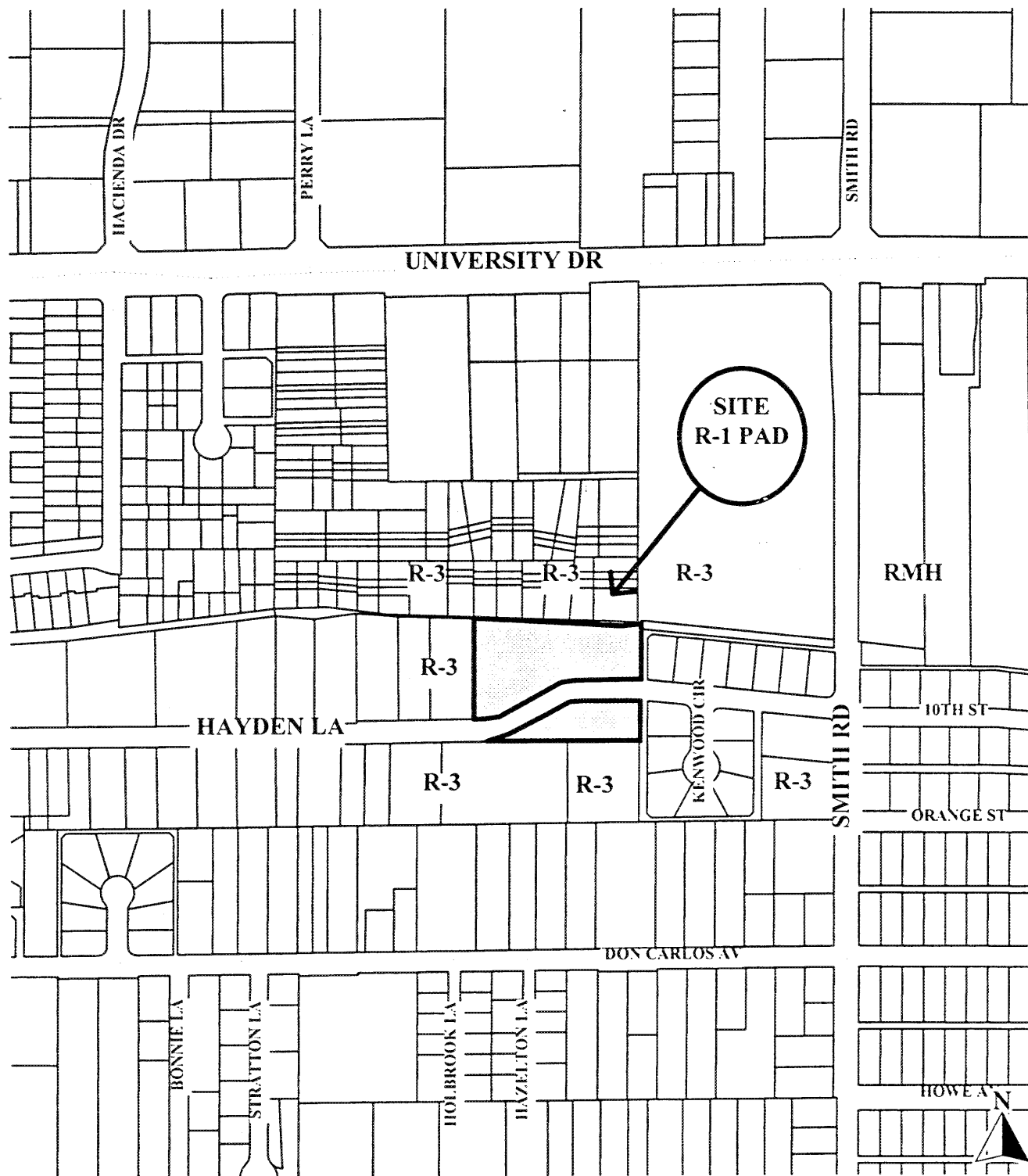
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

3. The Final Planned Area Development (PAD) shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorders' Office through the City of Tempe's Development Services Department. The Planning Division staff prior to recordation shall review details of the document format by the Maricopa County Recorder.
4. All applicable Council conditions from #ZON-2000.11, #SPD-2000.66 and #SBD-2000.67 (December 14, 2000) shall apply.

HAYDEN COVE TOWNHOMES

SPD-2001.48



Location Map SEE OTHER SIDE FOR MORE INFORMATION

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READ ME

THIS SET OF PLANS IS TO BE USED FOR THE CONSTRUCTION OF THE MARLOR HOMES. THE ARCHITECT HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

Sub-Title: S-I-G-N-I-F-I-C-A-N-T

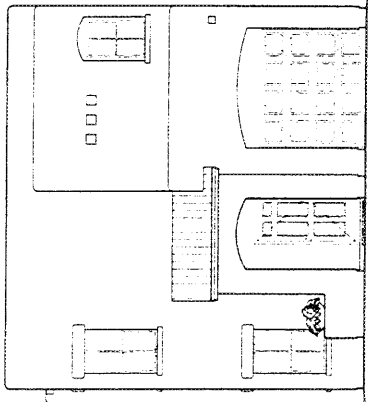
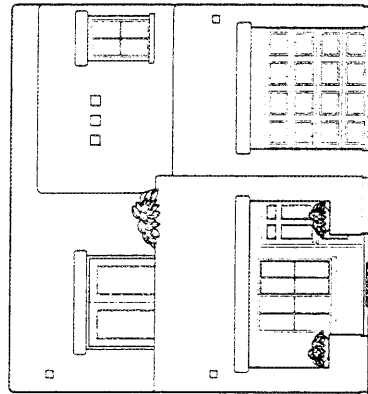
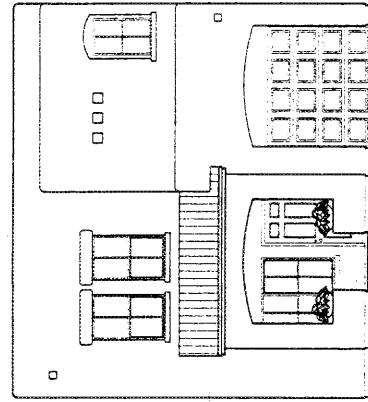
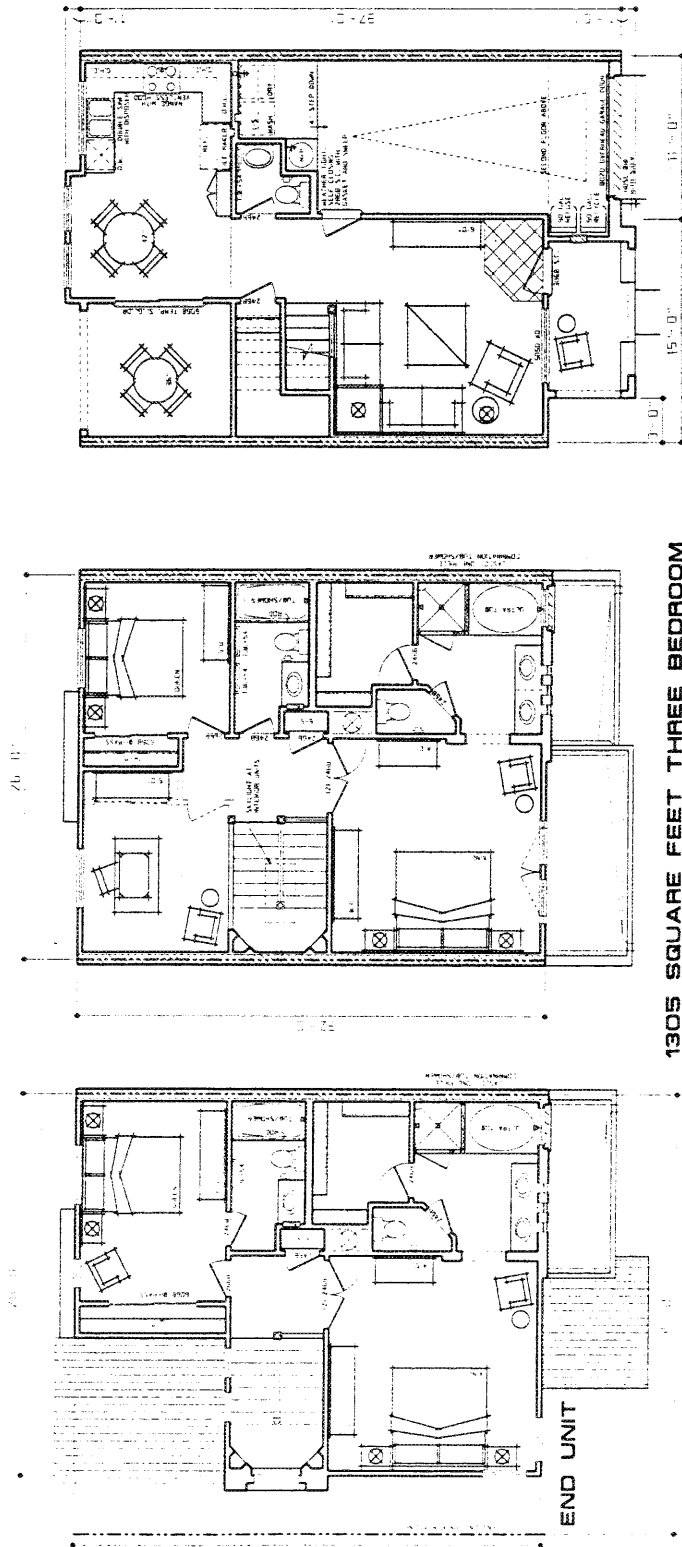
GLENN A. SABER
ARCHITECT, NCARB
3415 EAST PASADENA AVENUE
PHOENIX, ARIZONA 85016
PHONE 602-956-6695

MARLOR HOMES
1160 E. BUTTERFLY DRIVE, SUITE 5
SCOTTSDALE, ARIZONA 85260
PHONE 602-948-9550

PRESENTATION

NET PLAN
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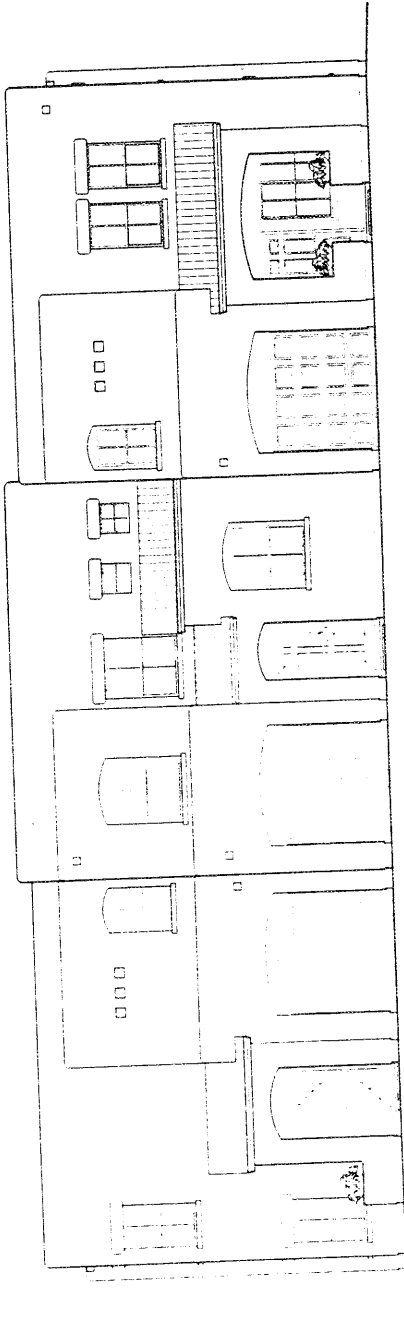
STREET

MARLOR HOMES
6100 E. BATHURST DRIVE, SUITE 5
SCOTTSDALE, ARIZONA 85060
PHONE (480) 978-9500

THREE PLEX

S-I-B-T-R-D-E-S-I-G-N-G-R-O-U-P
ARCHITECT, NCARB
GLENN A. SAEER
4415 EAST PARADISE AVENUE
PHOENIX, ARIZONA
85018
602-956-6695

READ ME
THIS SET OF PLANS IS TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE ALL NECESSARY INFORMATION FOR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE FIELD MEASUREMENTS AND THE ADJUSTMENT OF THE PLANS TO THE ACTUAL CONDITIONS OF THE SITE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.



PLAN 1305

PLAN 1497

PLAN 1214

SYMBOL	BOTANICAL/COMMON NAME	FREEZES MUCH AS 16 GAL / 24 5031	SYMBOL	BOTANICAL/COMMON NAME	GROUNDCOVER MUCH AS 11 GAL
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1. FINAL PLANTING, TREES, GRASSES, OR OTHER PLANTING, SOON AS, OR APPROVED ASSURANCE, IS PROVIDED FOR THE UNDOING OF ANY DAMAGE TO THE RIGHT OF WAY.
2. NO PLANT REPAIRS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE LANDSCAPE ENGINEER.
3. ALL PLANT MATERIAL AND MATERIALS TO CONFORM TO THE ANTI-DESALINATION PLAN.
4. ALL WATERS USED FOR PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES, YOU WATER USE THE PLANT LOT.
5. ALL EXISTING TREES AND SHRUBS IN THE RIGHT OF WAY AND DESIGNATED TO REMAIN THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED BY THE CITY OF TEMPE LANDSCAPE ENGINEER. ON CONTACT THE PLANTING DEPARTMENT PRIOR TO ANY RIGHT OF WAY PLANT RELOCATION.
6. EXISTING CITY OF TEMPE IRRIGATION SHALL BE MOVED IN THE RIGHT OF WAY AND CONNECTED TO THE NEW PROJECT IRRIGATION. HIGHER THAN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRIBUTION TO THE NEW PROJECT IRRIGATION. THE CITY OF TEMPE LANDSCAPE ENGINEER SHALL PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING RIGHT OF WAY LANDSCAPING.

1. ALL LANDSCAPE SHALL MEET OR EXCEED CITY OF TEMPE REQUIREMENTS.
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED SYSTEM.
3. CIVIL ENGINEERING AREAS SHALL BE COORDINATED WITH ELECTRICAL AND ELECTRICAL ENGINEERING PLANS.
4. MAXIMUM HEIGHT OF NATURAL BARRIERS IN PARKING IN AREAS ENTIRELY WALKS AND BIKES TRAILWAYS TO BE 7' 6" PER CITY OF TEMPE REQUIREMENTS.
5. NO RHYTHM ROCK PERMITTED AT THIS SITE UNLESS 2/3 OF EACH STONE IS REINFORCED IN CONCRETE.

LANDSCAPE PLAN

HAYDEN COVE

Hayden Cove is a proposed development of twenty-six (26) deeded lot townhomes on a site of approximately 2.6 acres, having a gross density of ten (10) units per acre. The property is located on Hayden Lane, approximately half a mile east of McClintock and south of University, straddling Hayden Lane both on the north and south side. The applicant and owner of the property is Tettenhall L.L.C., a company owned by the principals of the builder, Marlor Land Company, Inc., dba Marlor Homes.

The concept of the development is to build two-story single family attached housing with each home having its own private backyard. The lot for each house will be deeded to the homeowner, however a Homeowners Association will maintain the front yards and common areas. The community has been planned so that each home will have its own front door and attached garage with direct access from the roadways within the community. Common area facilities will include community pool and Ramada. A combination of stuccoed block and wrought iron will be used for fencing throughout the subdivision. The rear fence of the homes backing up to the Ramada and pool area, will provide attractive view fencing to give it an open feel with security. Each lot has been designed so that any floor plan can fit on any lot. Throughout the community there will be extensive landscaping appropriate for our Arizona climate. There will also be two large areas of open space to provide proper drainage and retention throughout the subdivision.

The homes have been designed to provide two and three bedroom two-story plans, ranging from 1203 to 1462 square feet. Each home will incorporate formal entryways, living and dining areas, kitchens, two full baths upstairs, powder room downstairs and covered patios. The floor plans have been designed to accommodate laundry facilities in each dwelling, and each garage has been designed to accommodate City of Tempe refuse containers, for both trash and recycling. The City has agreed to curbside pick up. The common wall between the buildings will be an 8-inch masonry concrete filled wall with 2-inch furr out, so that we can provide a sound buffer between homes. Each home will be of wood frame construction including the floor separating the first level from the second. R-19 exterior wall and R-38 ceiling insulation will be included with each home to provide maximum energy efficiency and cost savings. The exterior of the homes will be of a Sante Fe style architecture incorporating six distinctive elevations, providing individuality to each home within the community. The exterior of the homes will have a pitted

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stucco finish, and will be painted with two different designer colors. Two different "S" style concrete color through roof tile have been chosen, to enhance the unique detail of each home. Different architectural details such as, pop outs, roof levels, window heights and covered front entries give each attached home it's own personality.

It is anticipated that these homes will appeal to various types of buyers. These will include young couples, empty nesters, single parent families, professional singles and parents purchasing homes for their student attending nearby Arizona State University. While we are unable to determine exact pricing at this juncture, we are trying to ensure that they will be in the "affordable" sector of the market.

We are proud of the design and concept for the development that we are presenting to you.

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